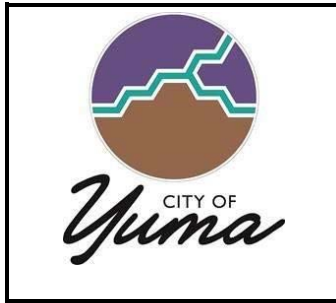


## **Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on August 9, 2021, at 4:30 p.m. at the Arizona Western College Building 3C, Schoening Conference Center 2020 South Avenue 8E Yuma, AZ.



### **Agenda SUMMARY**

**Planning and Zoning Commission Meeting  
Arizona Western College, Building 3C, Schoening  
Conference Center 2020 South Avenue 8E Yuma, AZ  
Monday, August 9, 2021, 4:30 p.m.**

A. CALL TO ORDER **4:30 P.M. CHAIRMAN CHRIS HAMEL, AND COMMISSIONERS LORRAINE ARNEY, GREGORY COUNTS, BARBARA BEAM, JOSHUA SCOTT AND BRENDAN FREEMAN WERE PRESENT. VICE-CHAIRMAN FRED DAMMEYER WAS ABSENT.**

B. CONSENT CALENDAR – All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

B.1 APPROVAL OF MINUTES –

July 12, 2021

B.2 WITHDRAWALS BY APPLICANT – NONE

B.3 TIME EXTENSIONS – NONE

B.4 CONTINUANCES –

**ZONE-35433-2021:** This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 7.8 acres from the General Commercial (B-2) District to the Recreational Vehicle Subdivision (RVS) District, for the property located at the southeast corner of E. 32<sup>nd</sup> Street and S. Michigan Avenue, Yuma, AZ. (Continued to November 22, 2021)

B.5 APPROVALS –

**ZONE-35018-2021:** This is a request by Shelly Gillman, on behalf of Mallappa Neelappa, for a rezone of two properties: (1) a 0.60 acre property from the Transitional (TR) District to the Medium Density Residential (R-2) District, for the property located at 2186 W. 24<sup>th</sup> St.; (2) a 0.58 acre property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District, for the property located at 2212 W. 24<sup>th</sup> St., Yuma, Arizona. **(Moved to Action Items. Motion by Freeman, second by Arney to APPROVE ZONE-35018-2021. Motion carried unanimously (5-0), with two absent.)**

**Motion by Counts, second by Arney to APPROVE the Consent Calendar as restated. Motion carried unanimously, (5-0) with two absent.**

C. ACTION ITEMS- NONE

D. PUBLIC HEARINGS –

D.1 **GP-34714-2021:** This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8.

**(Continued to August 23, 2021.)**

D.2 **GP-34792-2021:** This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Smoketree Desert Land LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 26.96 acres for property located at the northeast corner of 40<sup>th</sup> Street and Avenue 7E. (This is the first of two public hearings.)

Motion by Arney, second by Counts to Close Case Number GP-34792-2021. Motion carried unanimously (5-0) with two absent.

## E. INFORMATION ITEMS

### E.1 STAFF

### E.2 COMMISSION

E.3 Public – Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

## ADJOURN 4:54PM

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Planning and Zoning Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

*The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).*